



BELT
ESTATE AGENCY

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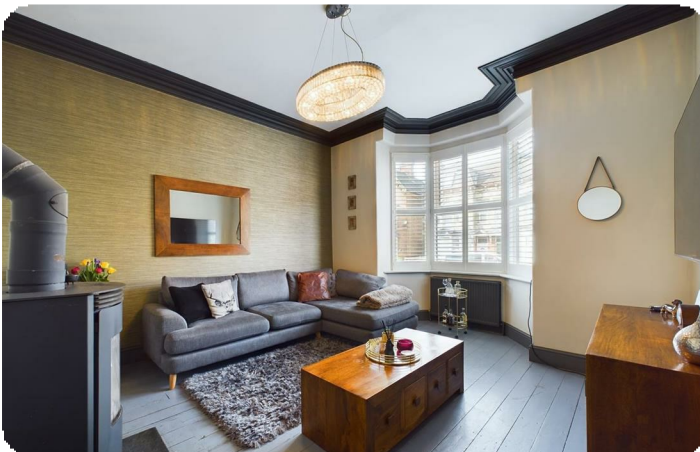
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26 Victoria Road, Bridlington, YO15 2AT

Price Guide £239,950



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A substantial detached period residence with five double bedrooms and two reception rooms. Convenient for town amenities, post office, train station, short cut to Dukes Park cricket and recreation ground with bowls, tennis etc. North foreshore approx third of a mile away.

An ideal family residence or multi generational living. The property comprises: Ground floor: lounge, dining room, modern kitchen and utility room. First floor: three double bedrooms, modern bathroom and separate wc. Second floor: two further double bedrooms and modern bathroom. Exterior: private driveway and rear courtyard.

Entrance:

Upvc double glazed door into inner lobby, tiled floor. Door into a spacious inner hall, period tiled flooring, understairs storage cupboard and central heating radiator.

Lounge:

13'9" x 13'8" (4.21m x 4.18m)

A spacious front facing room, multi fuel burning stove, painted floor boards, upvc double glazed bay window with shutters and central heating radiator.

Dining room:

12'10" x 12'7" (3.93m x 3.84m)

A rear facing room, multi fuel burning stove with period surround, original sash bay window, central heating radiator and door onto the garden.

Kitchen/diner:

15'7" x 11'8" (4.75m x 3.56m)

Fitted with a range of modern base and wall units, breakfast bar, sink unit, electric double oven, gas hob with stainless steel extractor over. multi fuel burning stove with a tiled

chimney, part wall tiled, upvc double glazed window and central heating radiator.

Utility:

17'8" x 8'4" (5.39m x 2.56m)

Gas boiler, plumbing for washing machine, two windows, central heating radiator and door onto the rear courtyard.

First floor:

A spacious landing, central heating radiator

Bedroom:

13'9" x 13'8" (4.20m x 4.17m)

A spacious front facing double room, upvc double glazed bay window with shutters and central heating radiator.

Bedroom:

12'11" x 12'7" (3.96m x 3.86m)

A side facing double room, upvc double glazed window and central heating radiator.

Bedroom:

11'8" x 11'8" (3.58m x 3.58m)

A side facing double room, built in storage cupboards, upvc double glazed window and central heating radiator.

Bathroom:

13'0" x 4'11" (3.98m x 1.52m)

Comprises a modern suite, bath, wc, wash hand basin, upvc double glazed window and stainless steel ladder radiator.

Wc:

5'5" x 3'7" (1.66m x 1.11m)

Wc, part wall tiled and upvc double glazed window.

Second floor:

Upvc double glazed window.

Bedroom:

14'2" x 12'8" (4.32m x 3.87m)

A front facing double room, upvc double glazed window and central heating radiator.

Bedroom:

12'11" x 12'7" (3.96m x 3.85m)

A rear facing double room, upvc double glazed window and central heating radiator.

Bathroom:

9'1" x 5'11" (2.79m x 1.81m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc, wash hand basin, full wall tiled and velux window.

Exterior:

To the front of the property is an enclosed paved patio area. To the side elevation is a private driveway for parking. To the rear of the property is an enclosed paved courtyard and store shed.

Notes:

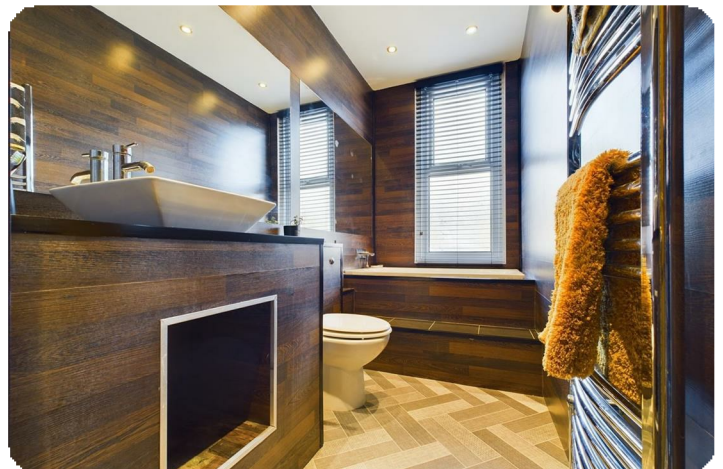
Council tax band: D

Purchase procedure

On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

General Notes:

All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item is in working order by means of a survey, inspection etc before entering into any legal commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.



Road Map

Hybrid Map

Terrain Map



Floor Plan

Ground Floor

Floor 1

Floor 2

Approximate total area⁽¹⁾
1974 ft²
183.39 m²

Reduced headroom
39.24 ft²
3.65 m²

(1) Excluding balconies and terraces

☒ Reduced headroom (below 1.5m/4.92ft)

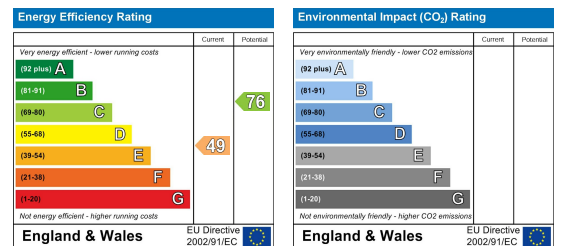
Write every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Viewing

Please contact our Nicholas Belt Office on 01262 672253 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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